



EXCHANGE SOUTH END

THE **ABB**EY GROUP



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ASSOCIATES
INC

November 7, 2017

EXCHANGE SOUTH END

BCDC Presentation

November 7, 2017

Agenda

- Introduction & Context
- Planning & Urban Design
- Landscape Design
- Architectural Design





Building	A	B	C	D	Total
# Floors	6	14	20	15	--
Building Height* (ft)	92	200	282	215	--
Floor Area, Gross (sf)	230,000	480,700	502,000	386,725	1,599,425
Laboratory (sf)	192,855	284,030	195,970	167,955	840,810
Office (sf)	0	161,300	298,360	180,880	640,540
Retail (sf)	20,500	22,000	0	0	42,500
Civic (sf)	0	0	0	0	30,000
Lobbies (sf)	7,600	5,800	3,500	3,500	20,400
BOH*/Services (sf)	9,045	7,570	4,170	4,390	25,175
Enclosed MEP*/Penthouse (sf)	19,200	21,600	17,900	17,800	76,500
Garage Area (sf)	145,000	185,000	85,000	75,000	490,000
Garage Spaces	352	505	288		1,145

MEDICAL AREA

BACK STREETS

SOWA

NEW YORK STREETS



ALBANY STREET | VIEW FROM SOUTH



ALBANY STREET | VIEW FROM NORTH



HIGHWAY 93 | VIEW FROM SOUTHEAST





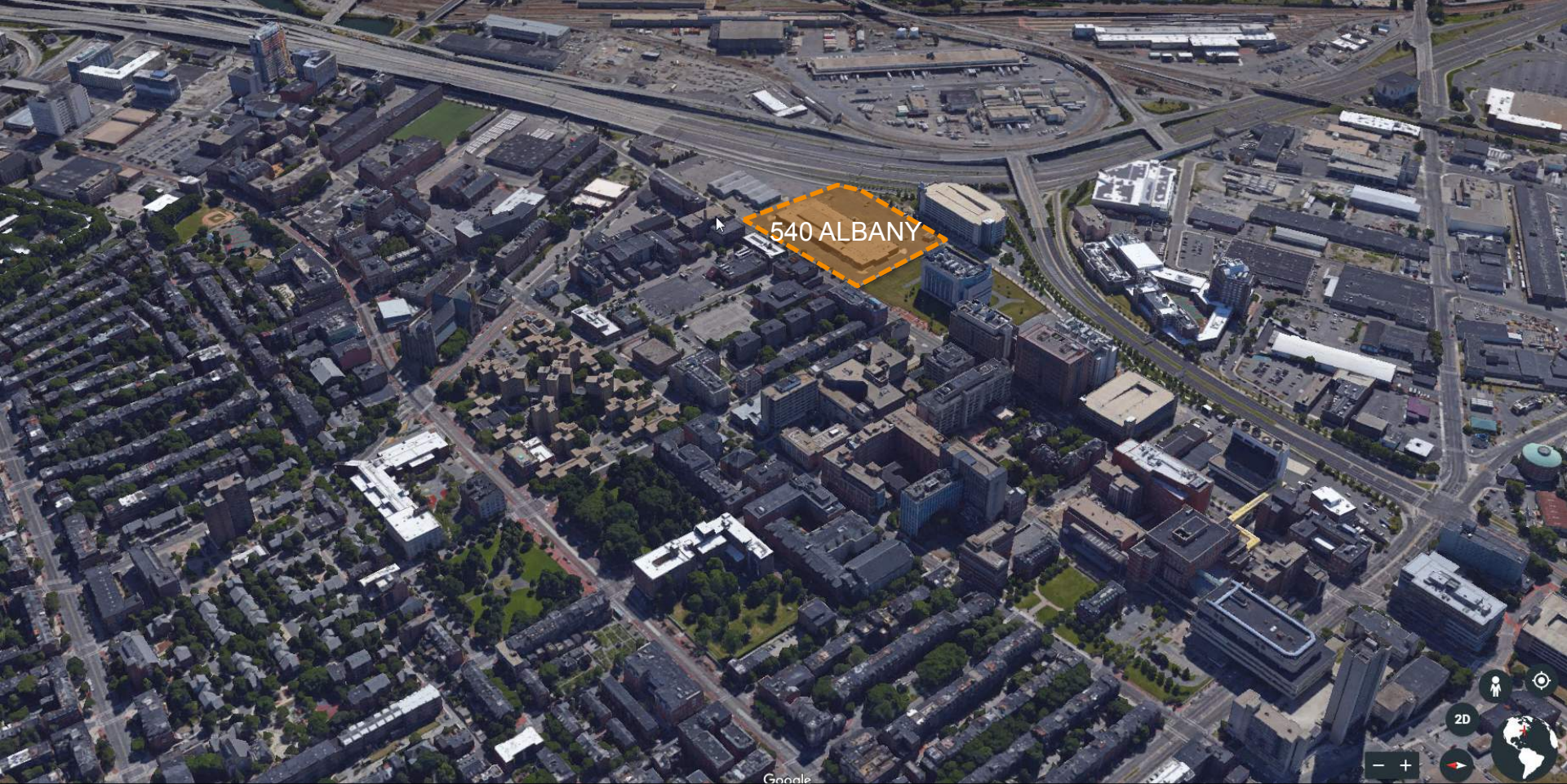
Public Realm

Building upon the collective vision for the Study Area, an urban design framework was created to enhance the public realm in order to knit disparate areas together. The main goal of the public realm plan is the improvement of pedestrian connectivity and circulation within the Study Area as well as to neighboring areas and, more specifically, the following components:

- Enhancement of north-south connections through use corridors, strengthening of four main east-west streets for an **interconnected open space network**, and at the intersection of these, the creation of **ground-level place-making opportunities**;
- Enhancement of pedestrian and vehicular circulation through the **breaking up of large blocks with new connections**;
- Implementation of streetscape / public realm improvements shall occur through the BRA Article 80 development review process, which will require certain projects to provide **public amenities that reinforce the recommendations in the public realm plan**; and
- Creation of street design types that **reinforce and improve streetscape character** based on the functions of those streets as well as enhancing frontage for existing and future developments.



Public Realm diagram



540 ALBANY

Google



THE ABBEY GROUP

HARRISON-ALBANY NEIGHBORHOOD



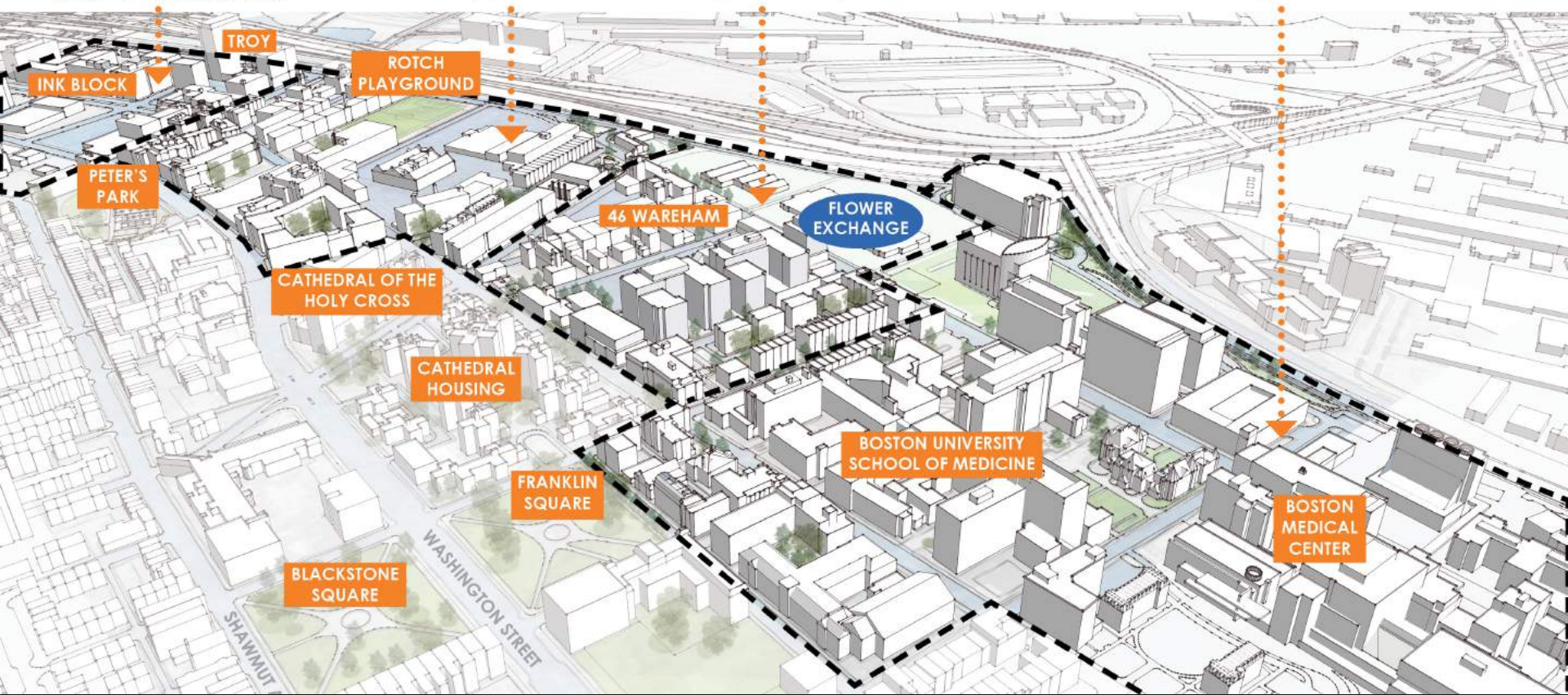
MICHAEL VAN VALKENBURGH ASSOCIATES INC

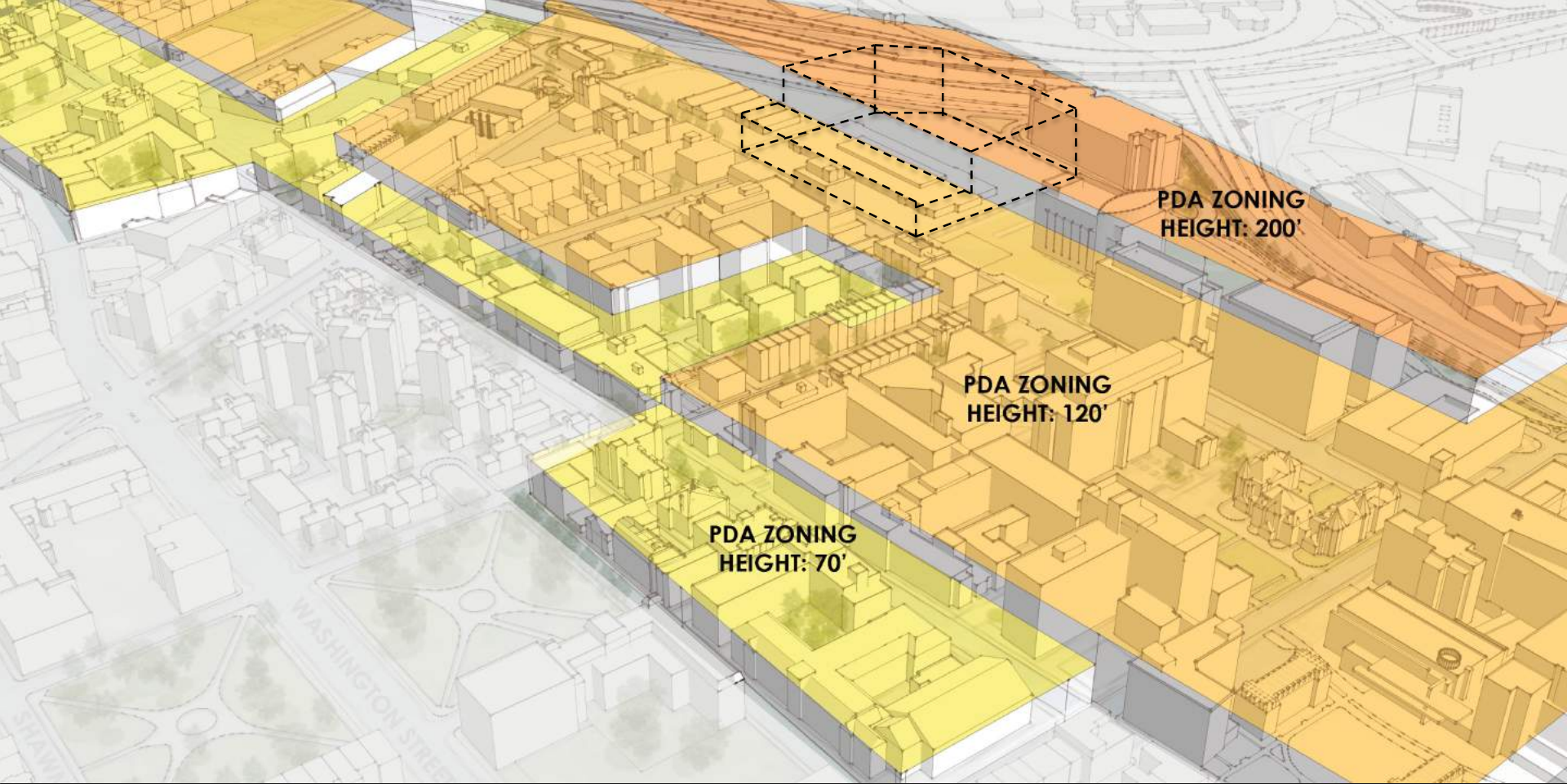
NEW YORK STREETS

SOWA

BACK STREETS

MEDICAL AREA

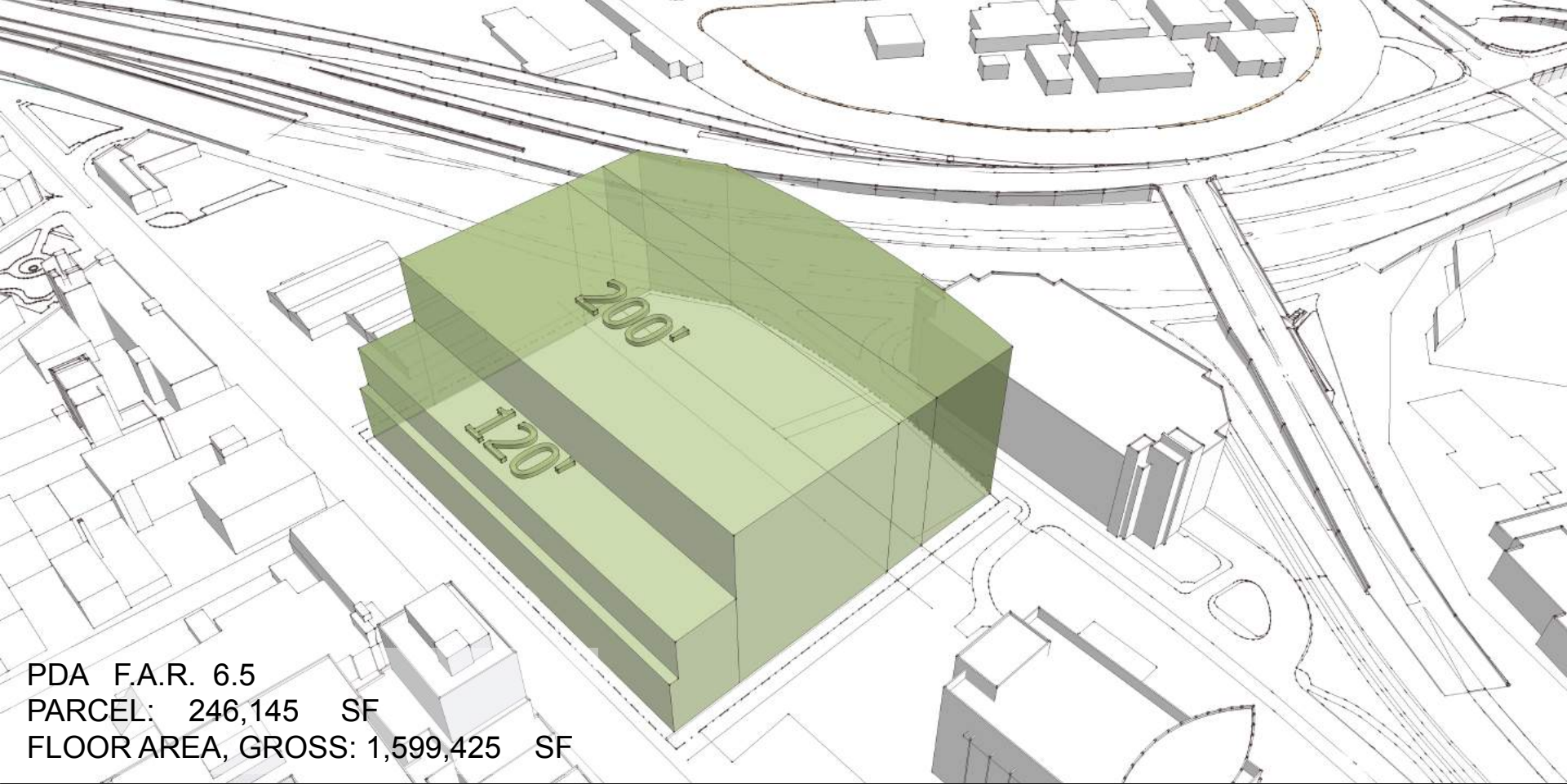




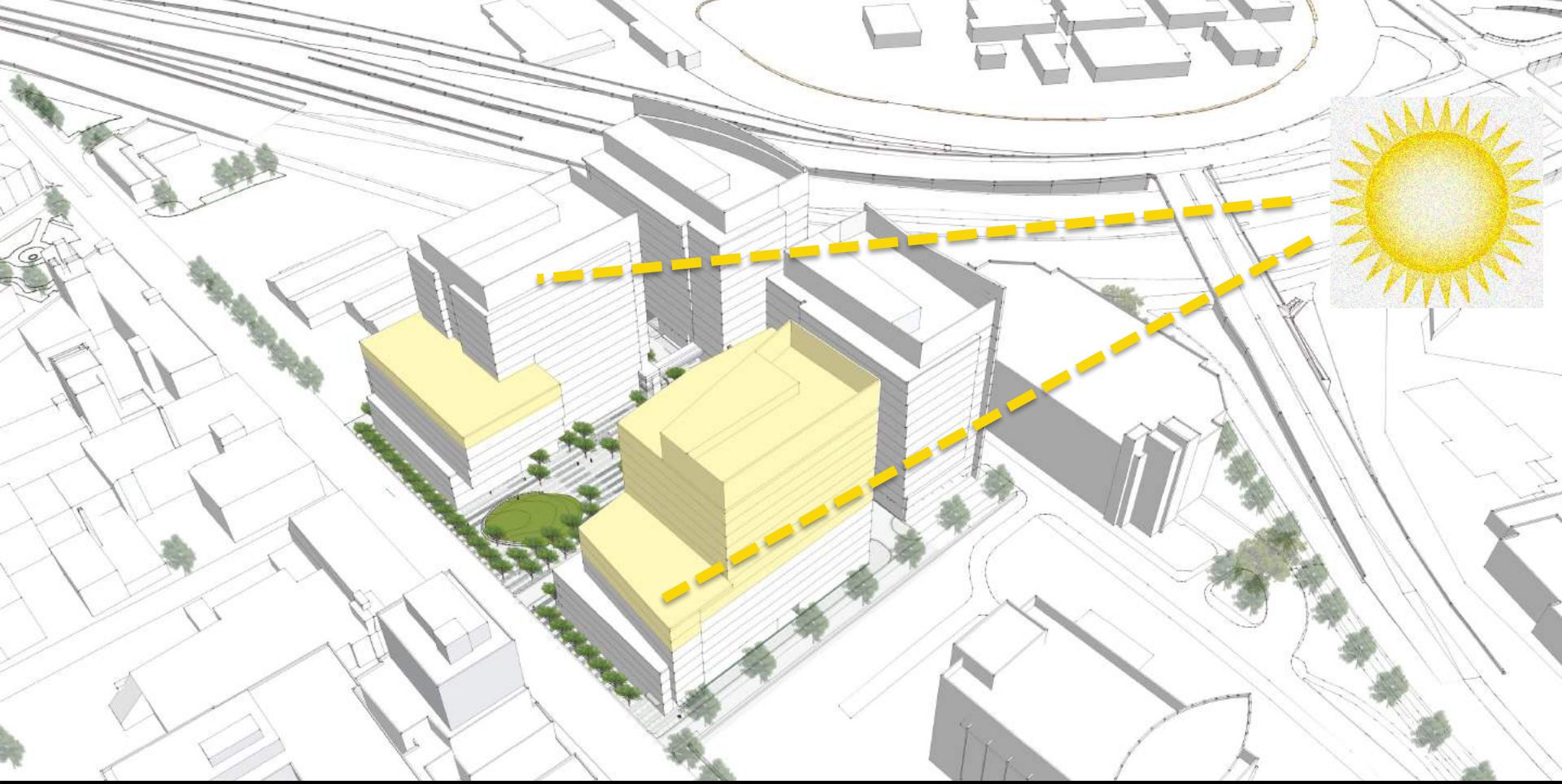
PDA ZONING
HEIGHT: 200'

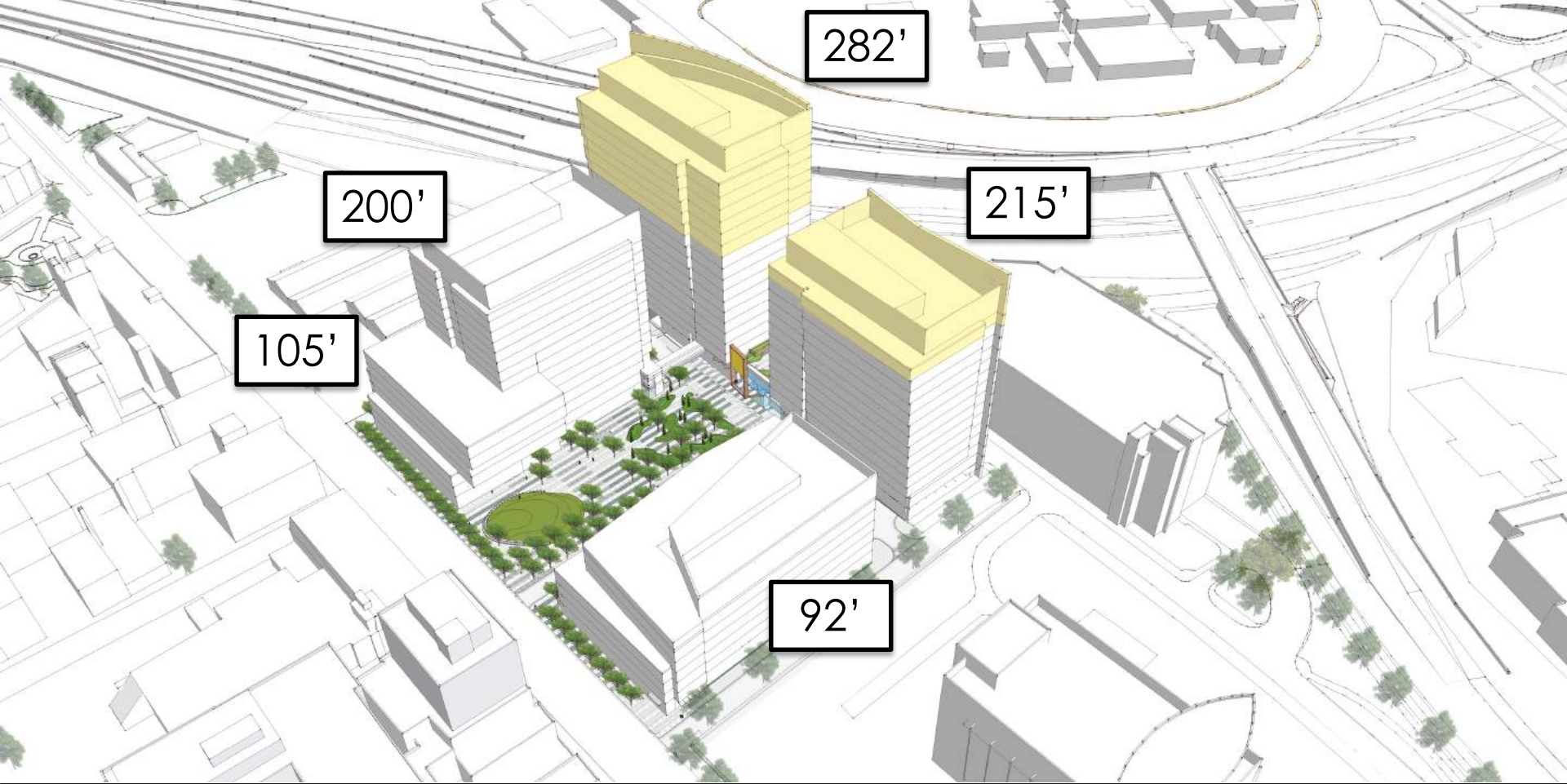
PDA ZONING
HEIGHT: 120'

PDA ZONING
HEIGHT: 70'



PDA F.A.R. 6.5
PARCEL: 246,145 SF
FLOOR AREA, GROSS: 1,599,425 SF





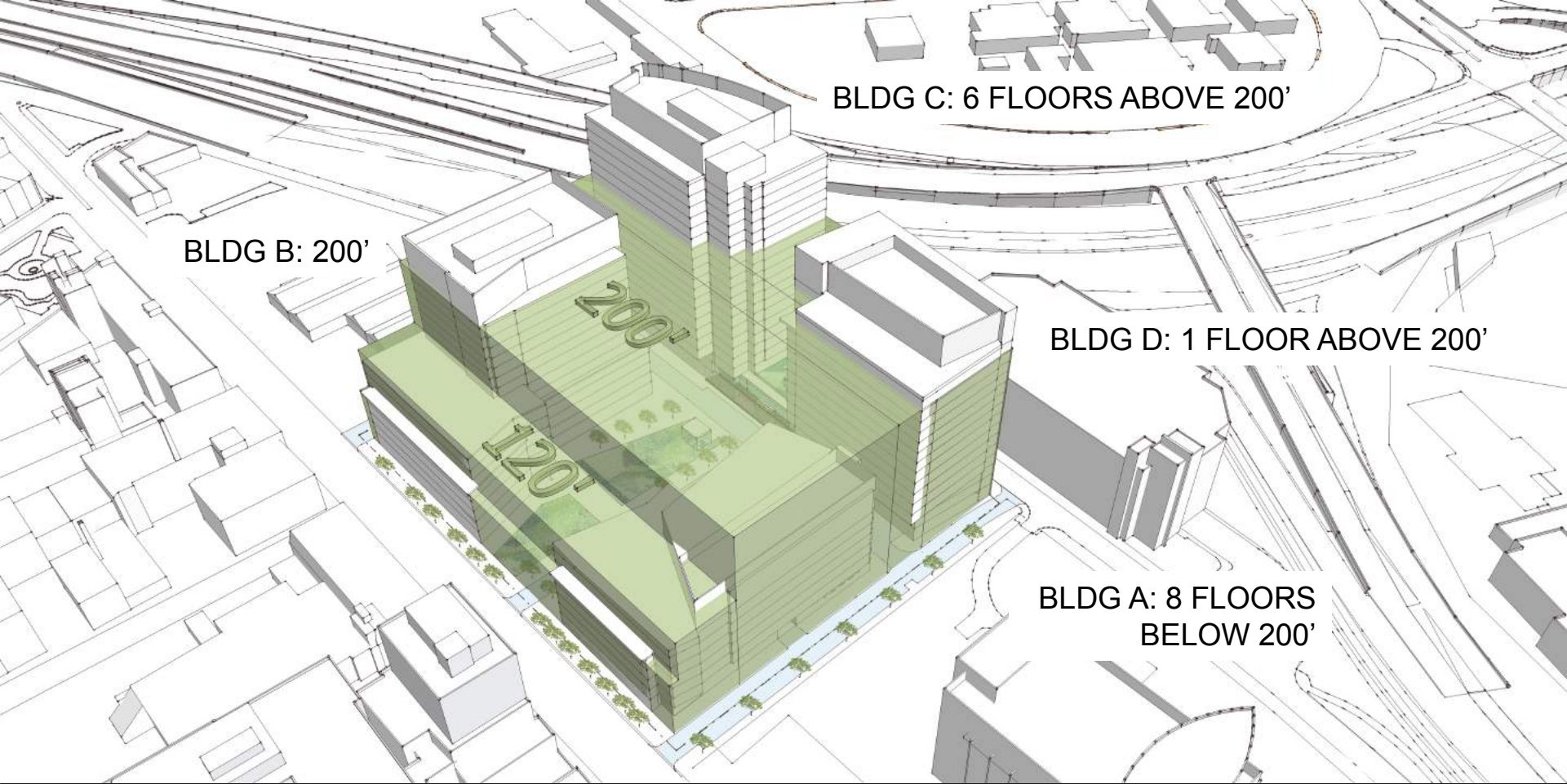
282'

200'

215'

105'

92'

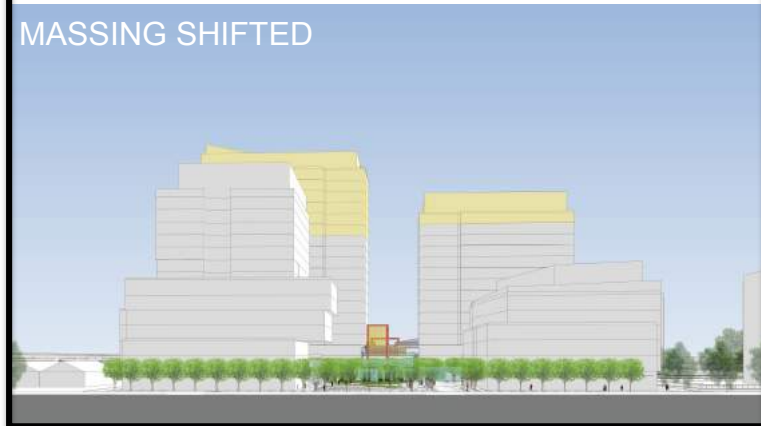
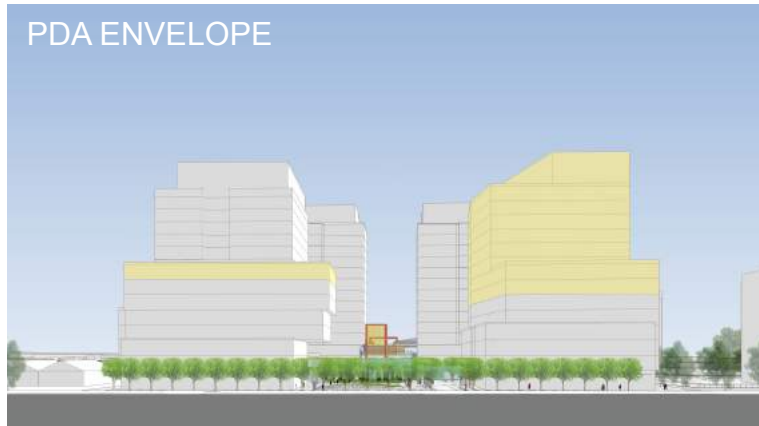
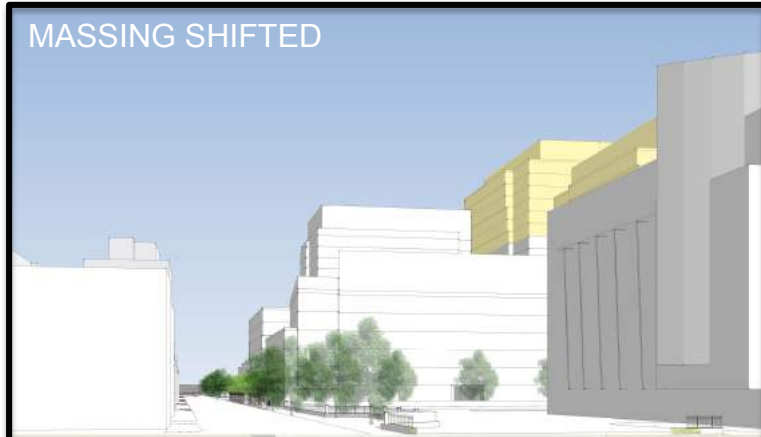
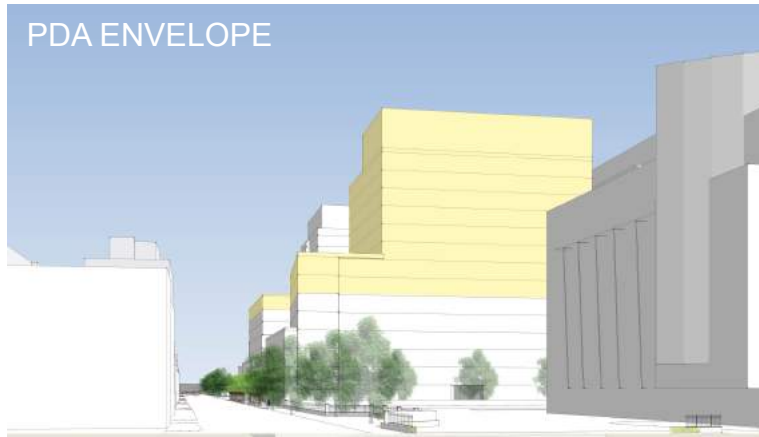


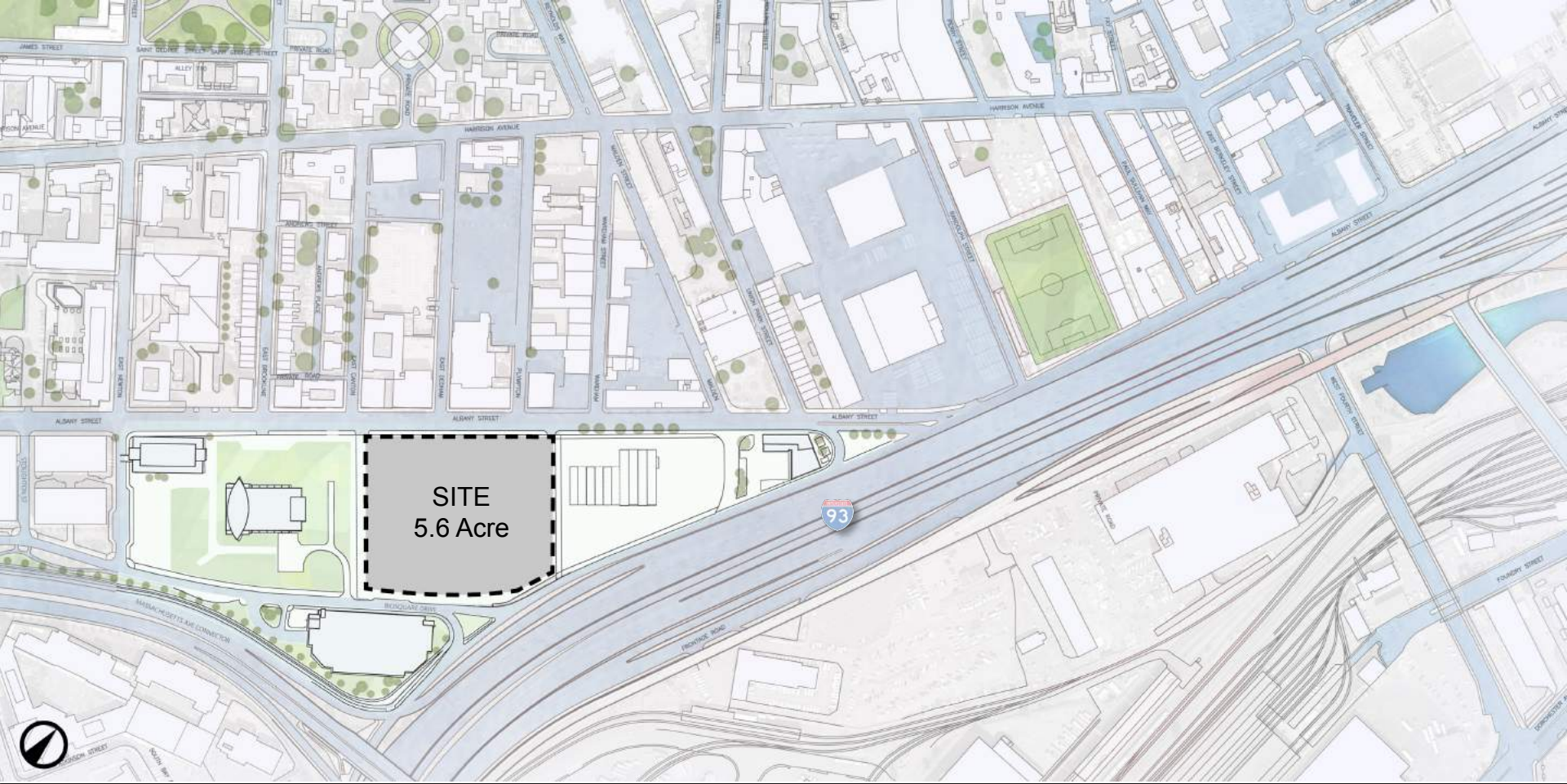
BLDG C: 6 FLOORS ABOVE 200'

BLDG B: 200'

BLDG D: 1 FLOOR ABOVE 200'

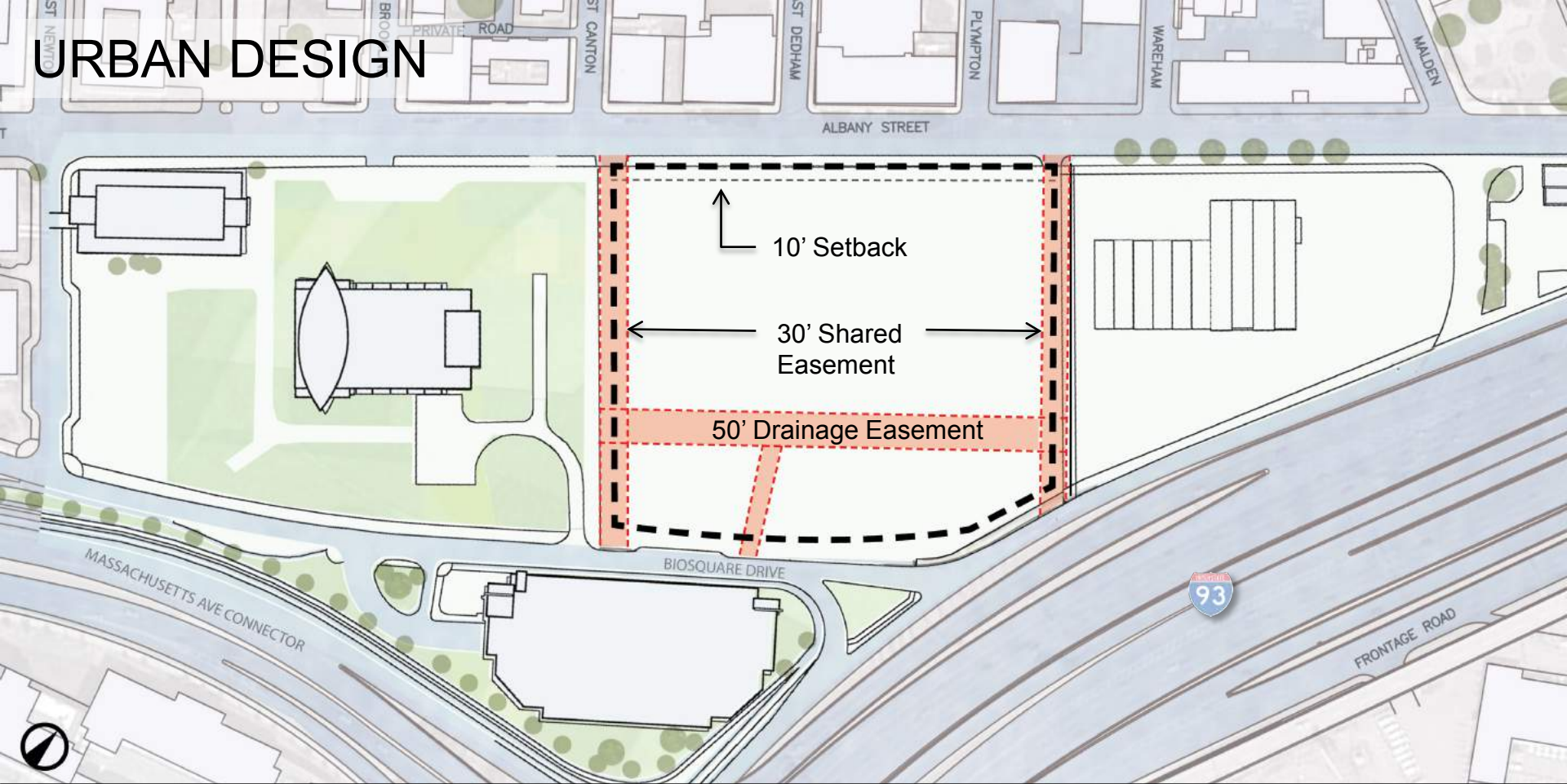
BLDG A: 8 FLOORS
BELOW 200'





SITE
5.6 Acre

URBAN DESIGN

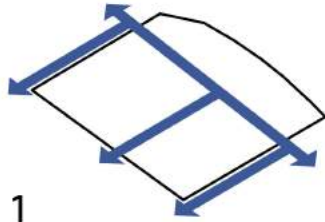




LONG-DISTANCE CONTEXT
-DYNAMIC
-EXPRESSIVE FORMS
-MOVEMENT

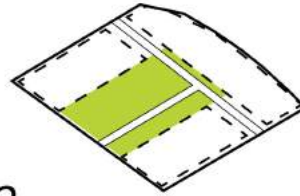
NEIGHBORHOOD CONTEXT
-SCALE
-WARM MATERIALITY
-RICH TEXTURE
-REPETITIVE PATTERNS





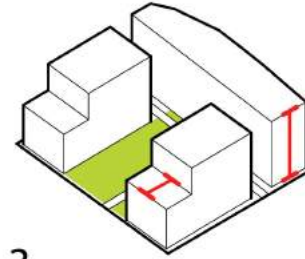
1

CIRCULATION AND ACCESS



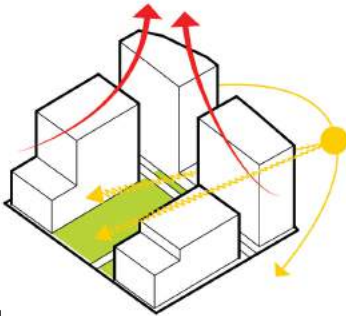
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NEW PARK



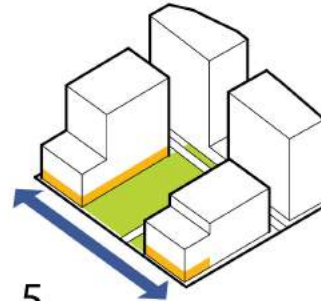
3

FIT INTO THE CONTEXT



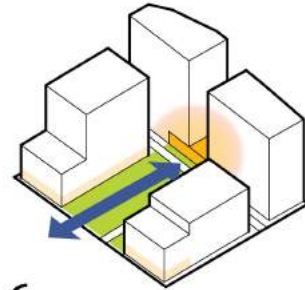
4

SUN IN THE PARK



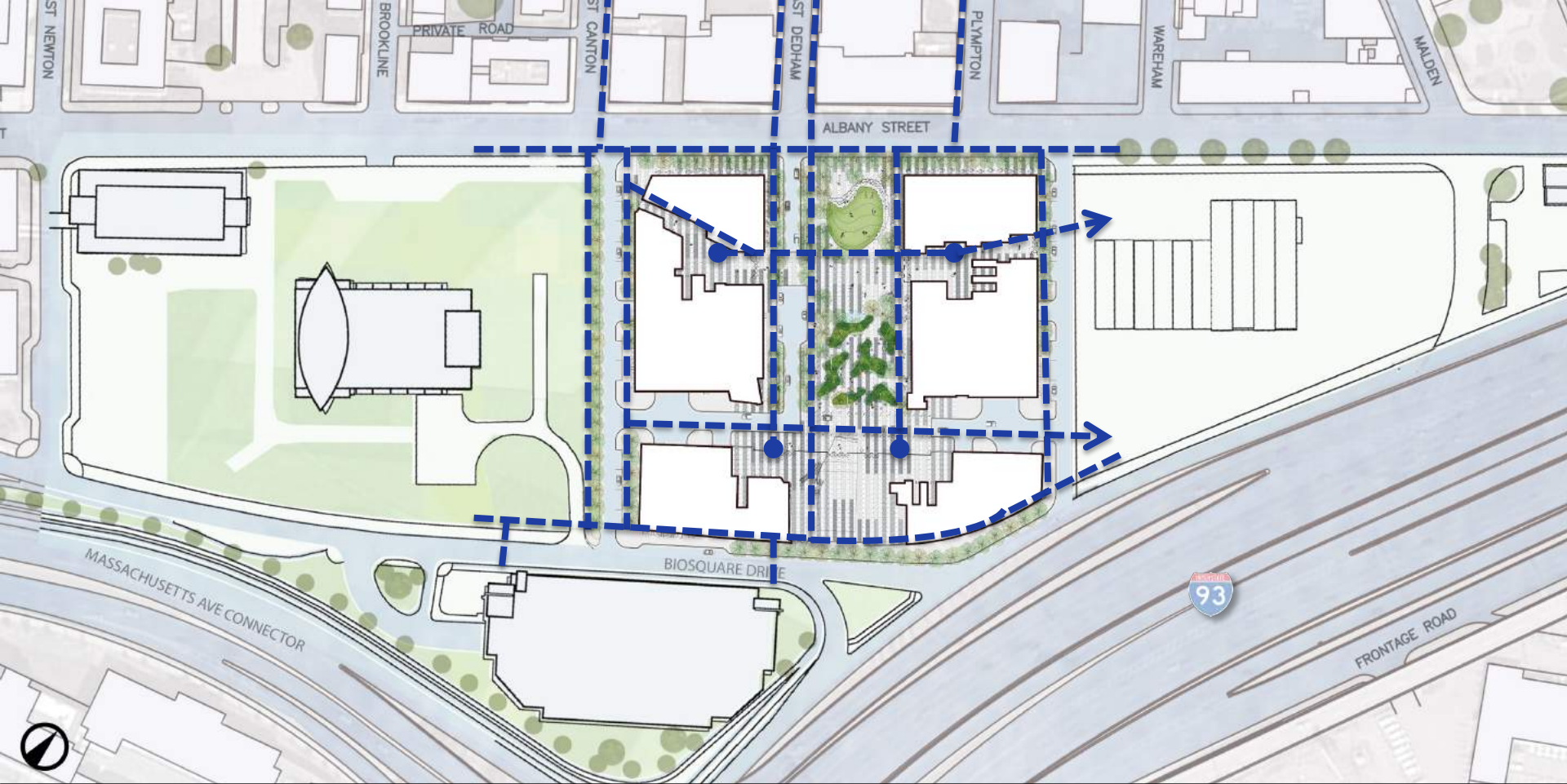
5

ACTIVE ALBANY STREET



6

ARTS & CULTURE SPACE



OPEN SPACE

1 ACRE

40% SITE OPEN SPACE



WOONERF

LIVING STREET

SHARED SPACE

TRAFFIC CALMING

LOW SPEED LIMITS



MULTIPLE ACCESS POINTS



GARAGE ENTRY

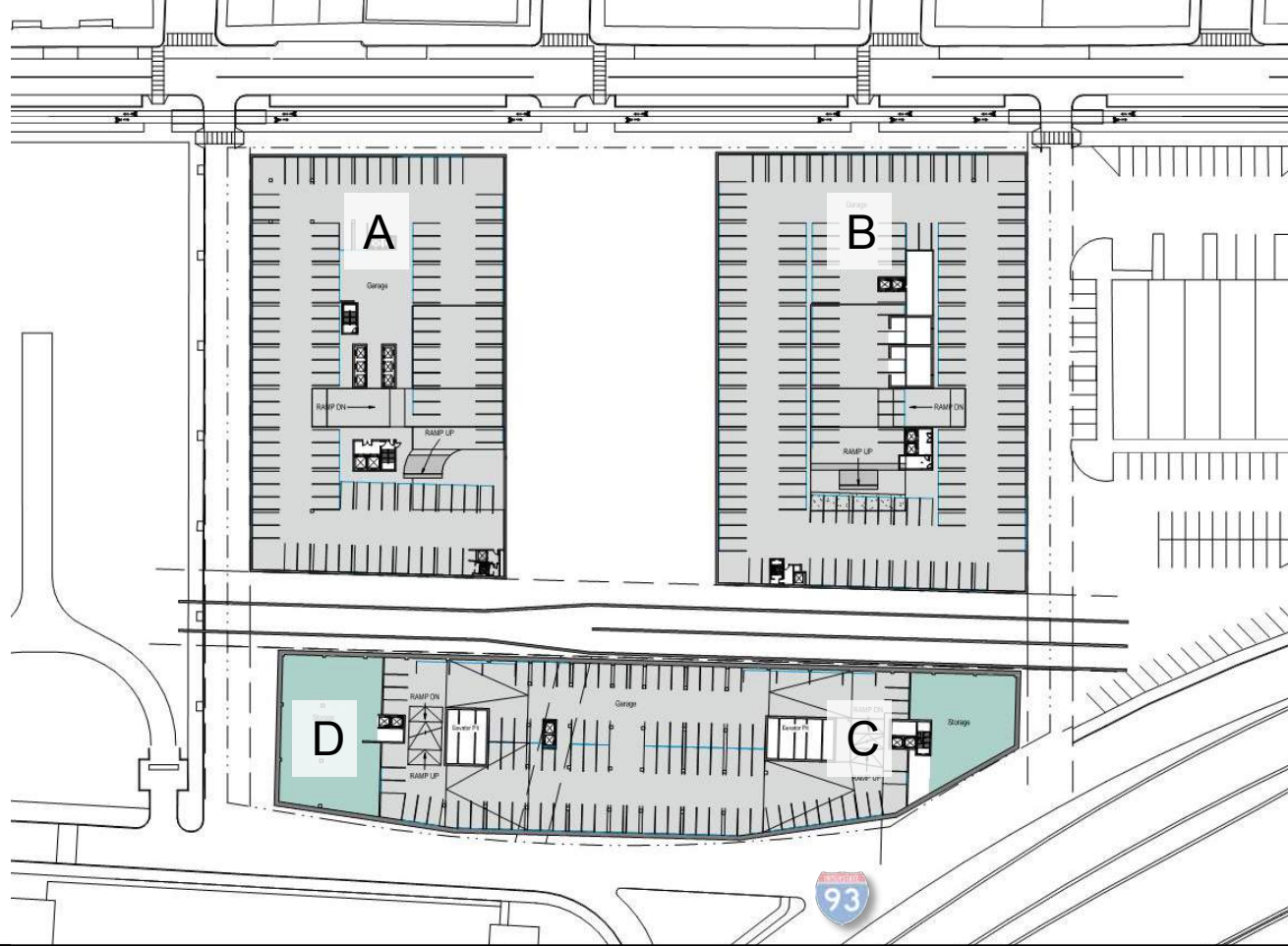
SEPARATE PARKING

BELOW EACH BUILDING



PARKING SUMMARY

BUILDING A	352
BUILDING B	505
BUILDING C/D	288
TOTAL	1145



COMMUNITY / CULTURAL SPACES

DISPERSE SPACES

ACTIVE PROJECT EDGES

RANGE OF SIZES

PHASED 30,000 SF







3S artspace | Portsmouth NH



BRIC | Brooklyn



Artists for Humanity | South Boston



The LAB | Miami



Ironside | Miami







1. SUNNY LAWN



2. FLEXIBLE PLAZA



3. QUIET GARDEN









Casual Gathering

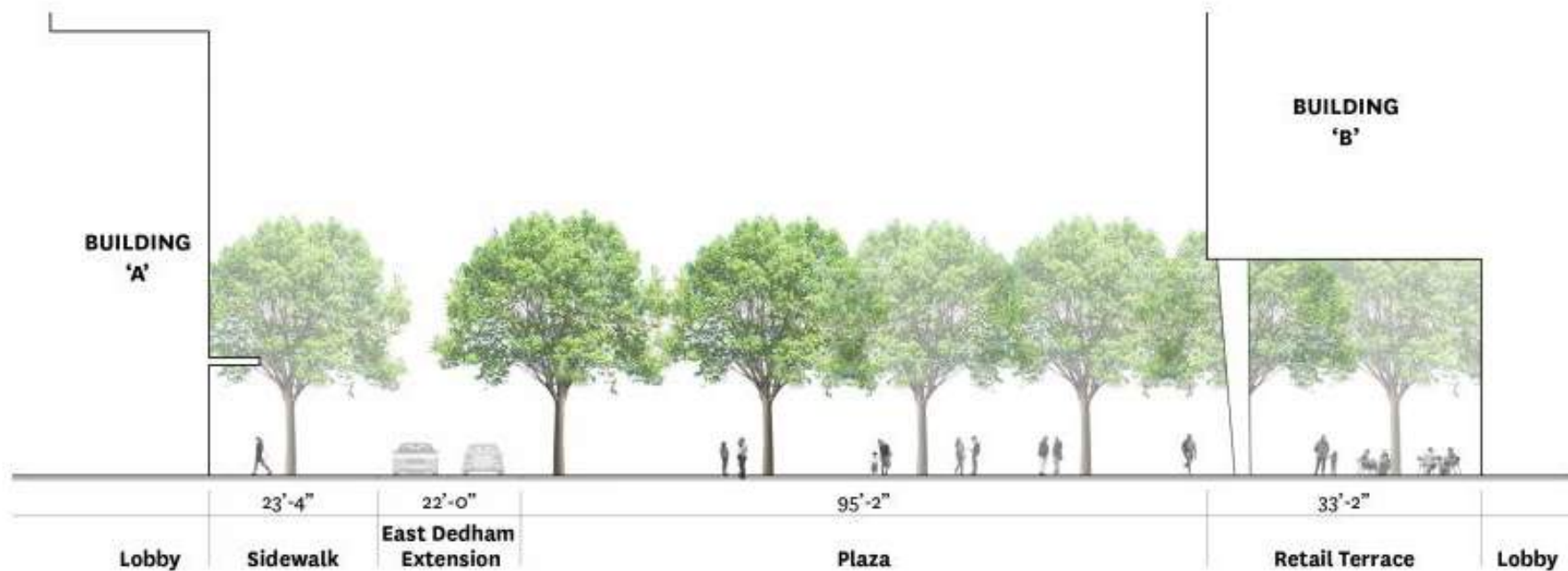


Active Programming















Building
A

East Dedham Extension

Drop Off

Entry Promenade

Flowering
Trees & Shrubs

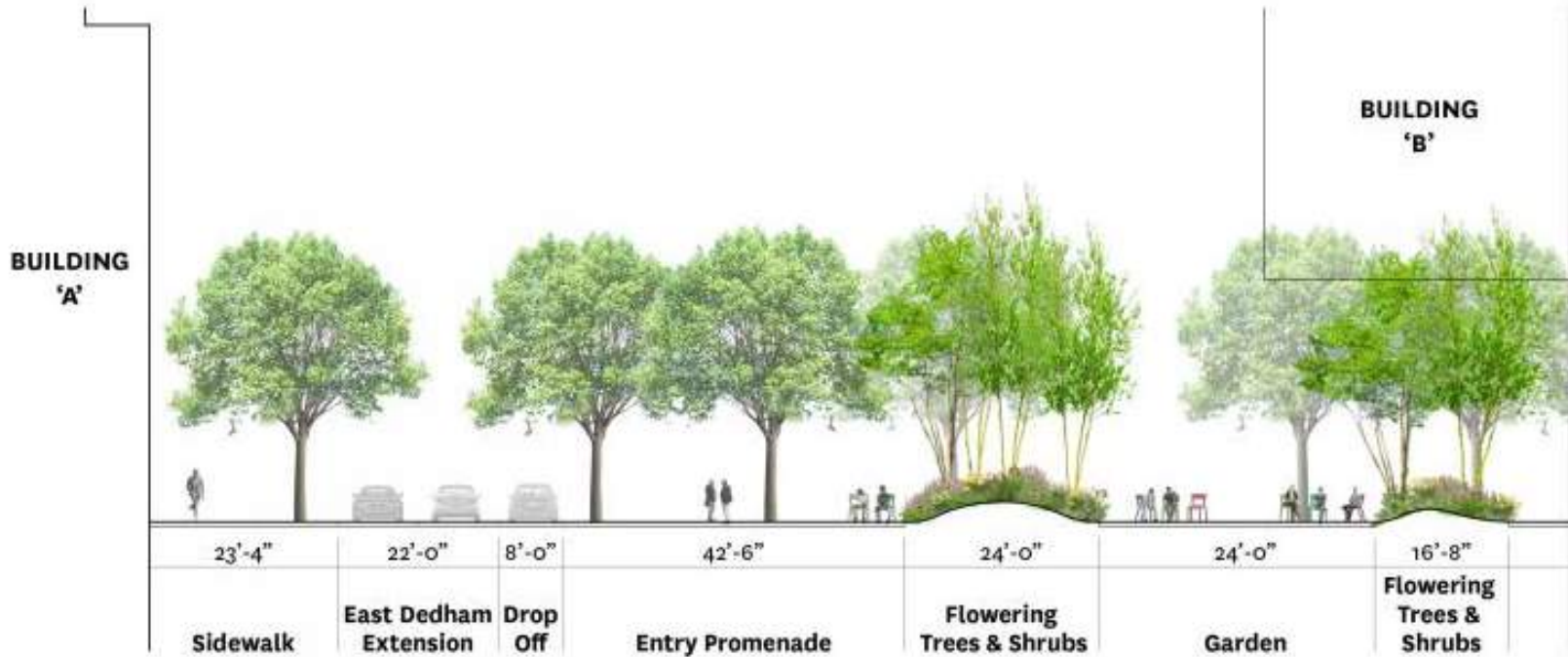
Granite Seating

Water
Feature

Garden

Moveable Furniture

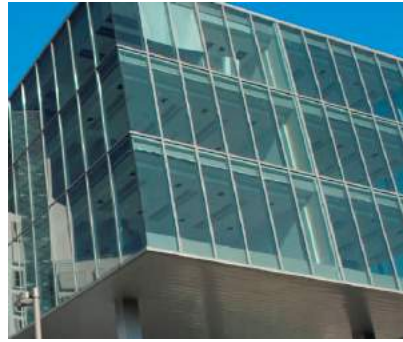
Building
B

















WEST



NORTH



EAST



SOUTH

